

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA 15-011 Date Received: 10 FEB. 2015
Application Accepted by: AF Fee: \$1900
Commission/Civic: _____
Existing Zoning: _____
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

3372.609 - TO ALLOW PARKING IN FRONT OF THE BUILDING
3312.25 Maneuvering: to allow use of southernmost spaces on site
3312.49 Variance for reduction in number of required parking spaces 75 REQ VS. 33 PROVIDED

LOCATION

Certified Address: 1824 Cleveland Ave. City: Columbus Zip: 43211

Parcel Number (only one required): 010-060321

APPLICANT (If different from Owner):

Applicant Name: Jeanne M. Cabral, Architect Phone Number: 614-239-9484 Ext.: _____

Address: 2939 Bexley Park Road City/State: Columbus, OH Zip: 43209

Email Address: jeannecabral@aol.com Fax Number: 614-754-5113

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: LIVING WATERS CHRISTIAN FELLOWSHIP Phone Number: 614-537-7331 Ext.: _____

Address: 1824 CLEVELAND AVE. City/State: COLUMBUS, OH Zip: 43211

Email Address: rlallamentor@aol.com Fax Number: 614-899-9947

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: Jeanne M. Cabral, Architect Phone Number: 614-239-9484 Ext.: 614-649-2054

Address: 2939 Bexley Park Road City/State: Columbus, OH Zip: 43209

Email Address: jeannecabral@aol.com Fax Number: 614-754-5113

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Jeanne M. Cabral

PROPERTY OWNER SIGNATURE Jeanne M. Cabral

ATTORNEY / AGENT SIGNATURE Jeanne M. Cabral

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

BZA15-011
1824 CLEVELAND
AVENUE

One Stop Shop Zoning Report Date: Tue Mar 3 2015

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1824 CLEVELAND AVE COLUMBUS, OH

Mailing Address: 1824 CLEVELAND AVE
COLUMBUS OH 43211

Owner: LIVING WATERS CHRISTIAN FEI

Parcel Number: 010060321

ZONING INFORMATION

Zoning: Z81-068, Commercial, C3
effective 10/27/1982, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: CLEVELAND AVE/SOUTH LINDEN UCO

Graphic Commission: N/A

Area Commission: South Linden Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

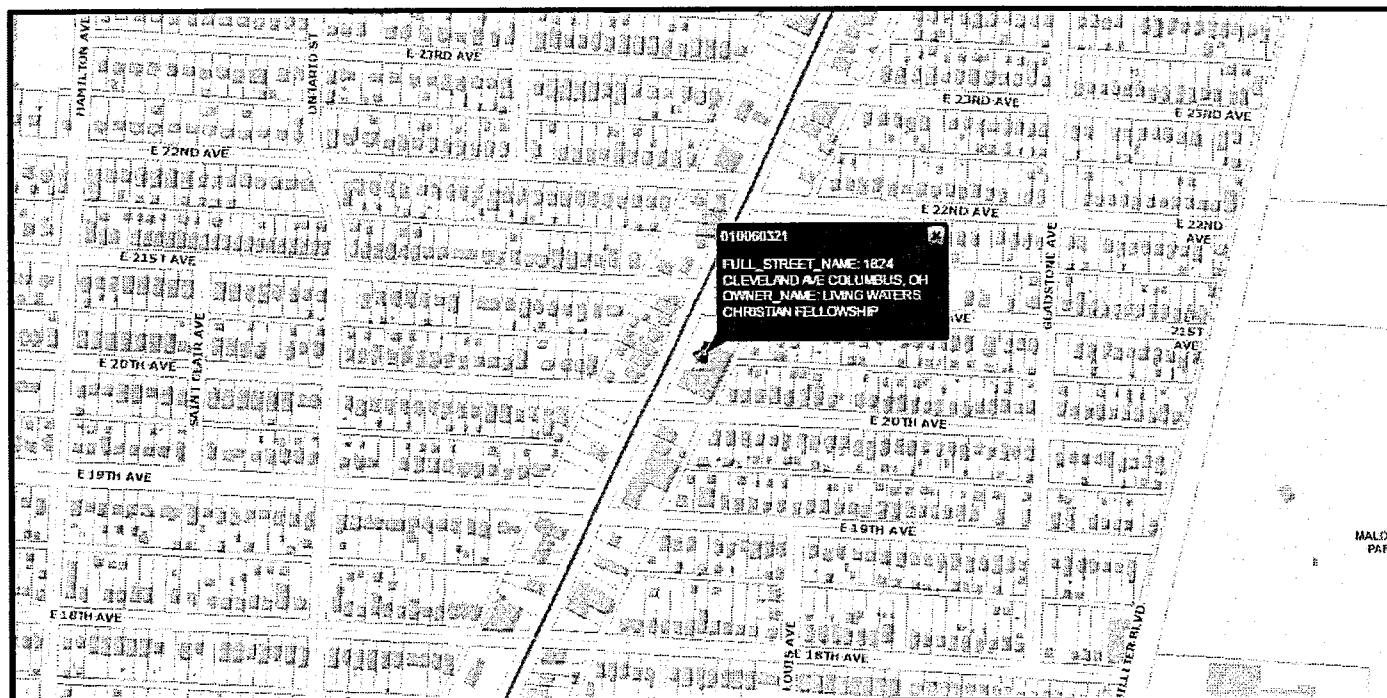
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Board of Zoning Adjustment Application

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME JEANNE M. CABRAL

of (1) MAILING ADDRESS 2939 BEXLEY PARK ROAD COLUMBUS, OH 43209

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1824 CLEVELAND AVE.

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) LIVING WATERS CHRISTIAN FELLOWSHIP

1824 CLEVELAND AVE.

COLUMBUS, OH 43211

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

JEANNE M. CABRAL, ARCHITECT

614-239-9484

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) SOUTH LINDEN AREA COMMISSION

GEORGE WALKER JR.

1378 E. 25TH AVE. COLUMBUS, OH 43211

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME
SEE ATTACHED LIST

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

| (6) PROPERTY OWNER NAME SEE ATTACHED LIST | (6a) PROPERTY ADDRESS | (6b) PROPERTY OWNER MAILING ADDRESS |
|--|-----------------------|-------------------------------------|
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☒ (7) Check here if listing additional property owners on a separate page.

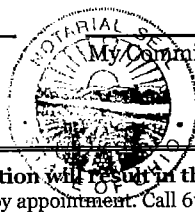
(8) SIGNATURE OF AFFIANT

Jeanne M Cabral

Sworn to before me and signed in my presence this 10th day of February, in the year 2015

Notary Seal Here

(8) SIGNATURE OF NOTARY PUBLIC



TERRY K. ENSIGN
Notary Public, State of Ohio

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Jeanne Cabral Architects

2939 Bexley Park Road
Columbus, OH 43209-2236
614-239-9484
614-537-2654 Cell
614-754-5113 Fax
e-mail: jeannecabral@aol.com

BZA15-011
1824 CLEVELAND
AVENUE

Applicant: Jeanne Cabral

Living Waters Christian Fellowship Church
1824 Cleveland Ave.

2-9-15

Statement of Hardship

The subject property is currently zoned C-3 and it is located at 1824 Cleveland Ave. Columbus, OH 43211 (consisting of parcel numbers: 010-060321) located in City of Columbus, Franklin County.

This is an existing church. The applicant is requesting a variance for the number of required parking spaces based on the site constraints from the previously approved site plan as well as a variance for maneuvering for the parking spaces on the south side of the building. The applicant seeks the following variances from the City of Columbus Zoning Code (each has an individual statement of hardship):

1. 3312.49

The existing site is zoned C-3 which will be retained. The applicant seeks a variance from the requirement under 3312.49 that requires one parking space per 30 sq. ft. of sanctuary. The sanctuary is 3,000 sq. ft. and requires 100 spaces with an Urban Commercial Overlay reduction of 25% (South Linden Area Commission) applied equals 75 required spaces. *33 ARE PROVIDED.*

The previously approved site plan (in 2009) was not drawn accurately to reflect existing lot conditions, specifically a retaining wall along the alley that prevents access to the site from the alley, incorrect placement and sizes of the existing curb cuts, inadequate maneuvering space and dimensional inaccuracies that prevent placement of the 52 approved spaces. Also, the UCO allowed parking reduction was calculated at 50% when it is 25%. In addition, with the application for the provision of the church run day care (currently being applied for), some lot area is reduced that is available for parking that is proposed for a fenced playground..

The applicant seeks this variance under the hardship 1) the previously approved site plan could not be implemented. 2) that the inability of the church to provide multiple income streams to make for a long-term financial success impairs the church's ability to earn money and further improve the property.

The use of the church is a one or two times a week high intensity use – usually for just a few hours at a time on Sundays and a weeknight. The rest of the week, the church might have two or three people working at one time. The day care would have at most 6 adults with cars. This would occur Monday through Friday during the day. The uses generally do not overlap. Thus, day care is a low intensity use.

There is adequate street parking. The church has been open for services for several years now and there have no problems with parking or the neighbors.

Existing paving will remain. The curb cuts are adequate in width.

The new entry addition does not impact the parking as it will be on an existing raised concrete area that can't be used for parking.

If unsuccessful in this variance request, the applicant may not be able to retain ownership of the property for a use as a church. The church provides stability for this area, the day care provides another much needed use and the church has greatly improved a previously unused shell of a building that had no roof.

2. 3312.25

Applicant requests a variance for the maneuvering of the cars (30, 31, 32, and 33) on the southern side of the site. This area has an existing curb cut and the area available for maneuvering is not to city's standards. However, the use of these spaces will generally be used on Sundays for a few hours. The cars will back onto the side street to exit and not be a hazard as they are no trees or other site objects to block their views.

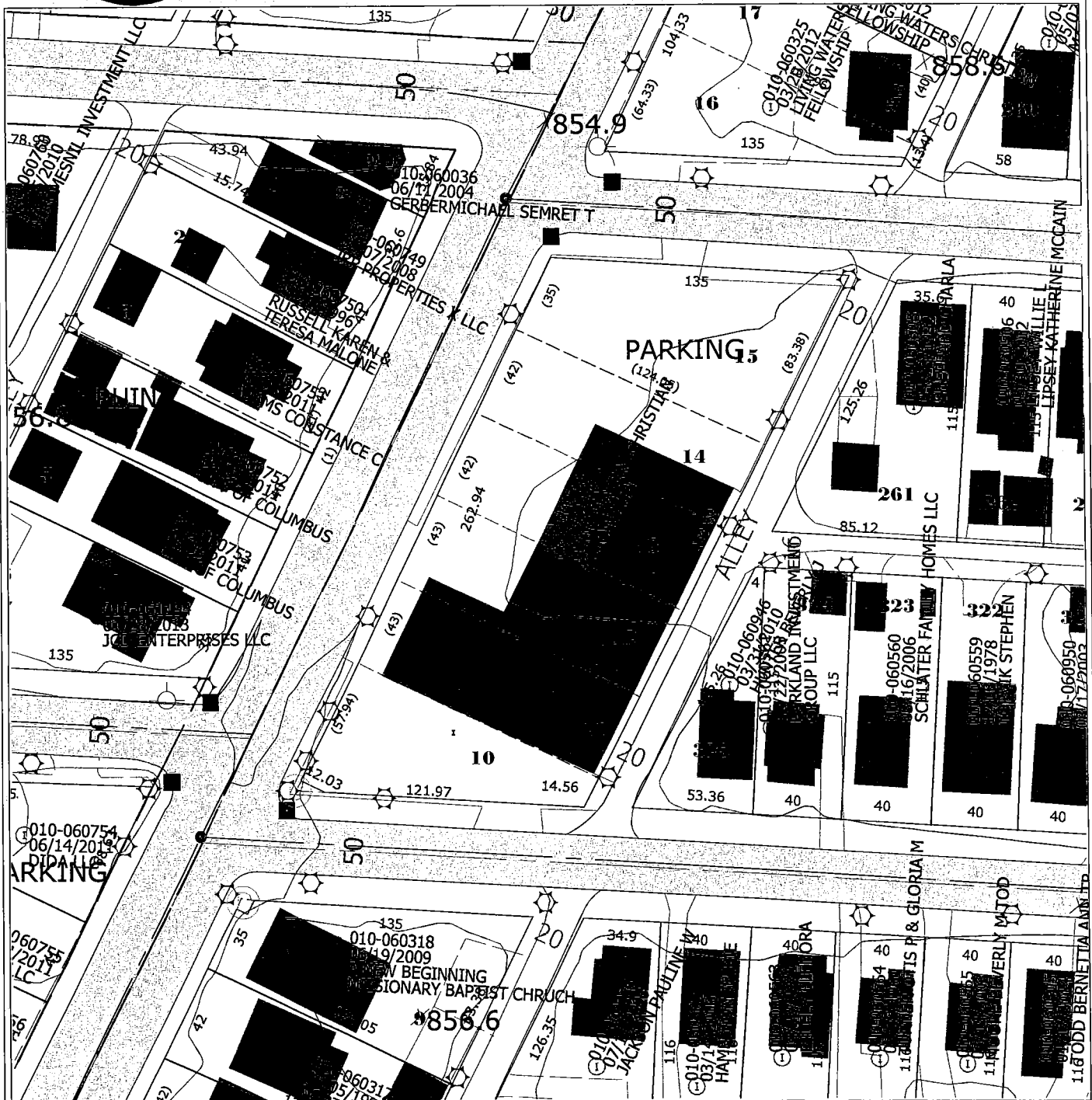
The applicant respectfully requests all of the hardship variance above for the aforementioned reasons. In summary, these variance requests:

- affect the ability of the site to effectively function as an church and as income source for the church;
- are necessary for the applicant to have the ability retain ownership of this real estate in order to move forward with the project; and
- retain parking and other amenities with the least impact on the neighbors and the parcel; and
- provide reasonable alternatives to use an existing site as a church and day care and not to significantly increase impervious surface in the area.;

For all the reasoning mentioned, the applicant seeks a hardship variance from the section mentioned, allowing the applicant to have full use of the subject property as a church and day care.

BZA15-011
1824 CLEVELAND
AVENUE

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR
MAP ID: NF **DATE: 2/9/15**



Disclaimer

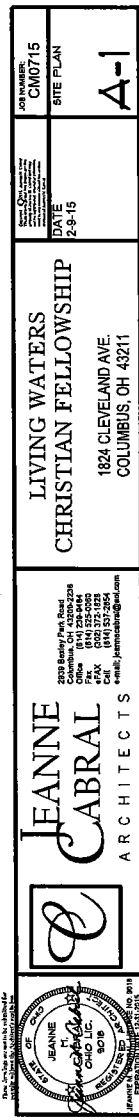
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This map is prepared for the real property inventory within this county, survey plats, and other public records and data. Users of this map are responsible for consulting other information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the information. Please notify the Franklin County GIS Division of any discrepancies.

BZA15-011
1824 CLEVELAND
AVENUE

Real Estate / GIS Department

AVENUE



**JEANNE
CABRAL**
 ARCHITECTS

2328 Belling Park Road
 Cincinnati, OH 45244
 Office (513) 235-8444
 Cell (513) 235-8444
 FAX (513) 232-5238
 E-MAIL jean@jeannecabral.com

**LIVING WATERS
CHRISTIAN FELLOWSHIP**

1824 CLEVELAND AVE.
 COLUMBUS, OH 43211

DATE
2-9-15

JOINT WORKSHEET
 CNO0715
 SITE PLAN
A-1

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

BZA15-011
1824 CLEVELAND
AVENUE

STATE OF OHIO
COUNTY OF FRANKLIN

JEANNE M. CABRAL

Being first duly cautioned and sworn (NAME) _____

of (COMPLETE ADDRESS) 2939 BEXLEY PARK ROAD COLUMBUS, OH 43209

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

LIVING WATERS CHRISTIAN FELLOWSHIP 1824 CLEVELAND AVE. COLS, OH 43211

SIGNATURE OF AFFIANT

Jeanne M. Cabral

Sworn to before me and signed in my presence this 10th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

[Signature]



My Commission Expires
TEREK ENSIGN
Notary Public, State of Ohio
My Commission Expires Sept. 16, 2018

Notary Seal Here

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